

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF AUGUST 17, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, August 17, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

1. **Maybank Hwy at Promenade Vista St (James Island) TMS# 4240000001** – approx. 10.57 ac. Request rezoning from Gathering Place (GP) to Planned Unit Development (PUD).
Owner: CPC James Island LLC
Applicant: Hellman Yates & Tisdale PA
2. **53 Bogard St (Peninsula - Cannonborough/Elliottborough) TMS# 4600803105** – 0.118 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).
Owner: 53 Bogard Street LLC
Applicant: Christopher Wyatt
3. **403 Wappoo Rd (West Ashley) TMS# 3501000010** – 0.46 ac. Request rezoning from Single-Family Residential (SR-1) to Single and Two-Family Residential (STR).
Owner: Christopher & Rachel Davis
4. **Clements Ferry Rd (Cainhoy) TMS# 2750000084** – 18.09 ac. Request rezoning from Conservation (C) to Rural Residential (RR-1).
Owner: Thomas Island LLC
Applicant: George B. Smythe
5. **1484 Camp Rd (James Island) TMS# 4250600089** – 7.88 ac. Request rezoning to include property in the School Overlay Zone (S). Zoned Single-Family Residential (SR-1).
Owner: Charleston County School District
Applicant: Hussey Gay Bell – Mike Cain

SUBDIVISIONS

1. **Brigade St (Peninsula) TMS# 4640000003 & 017** – 15.85 ac. 3 lots. Request subdivision concept plan approval. Zoned Mixed-Use Workforce Housing (MU-2/WH).
Owner: MSP NOMO MF LLC
Applicant: Thomas & Hutton Engineering Co.
2. **Carolina Bay, Phase 22 (Carolina Bay - West Ashley) TMS# 3070000005** – 3.03 ac. 10 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
Owner: Pulte Home Corporation
Applicant: Seamon Whiteside & Associates Inc.
3. **Stefan Drive Townhomes (James Island) TMS# 3430700146-148** – 0.703 ac. 8 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-12).
Owner: Atlantic Management, LLC
Applicant: Cline Engineering

ORDINANCE AMENDMENTS

1. Request approval to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Part 17 – Upper Peninsula District to change specific details within.
2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-208.1 Bed and Breakfasts not located within the Old and Historic District, to clarify where Bed and Breakfasts are permitted in areas outside the Old and Historic District.

PRESENTATION AND DISCUSSION

Presentation and discussion of fence height zoning regulations within residentially zoned areas.

ELECTION OF CHAIR AND VICE-CHAIR

Commission selection of a chairperson and a vice-chairperson to serve until January 1, 2017.

APPROVAL OF MINUTES

Approval of minutes from previous meetings.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. The Marshes at Cooper River (Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069 – 34.6 ac. 128 lots. PUD. Preliminary subdivision plat under review.
2. Parcel R, Block C, Lot 2 (Daniel Island) TMS# 2750000220 – 5.2 ac. 2 lots. DI-TC. Final subdivision plat pending approval.
3. Carolina Bay Phase 13A (West Ashley) TMS# 3070000004, 3090000054 – 21.0 ac. 55 lots. PUD. Final subdivision plat pending approval.
4. Fairchild Street (Daniel Island) TMS# 2750000269 – 1.3 ac. 2 lots. DI-TC. Preliminary subdivision plat pending approval.
5. Hopewell Drive (Cainhoy) TMS# 2620000008 – 3.3 ac. R/W. PUD. Preliminary subdivision plat under review.
6. Parcel F, Phase 4 (Daniel Island) TMS# 2750000249 – 14.7 ac. 23 lots. DI-R. Final subdivision plat pending approval.
7. Grand Oaks Phases 7A, 7B, 9A (West Ashley) TMS# 3010000697 – 69.3 ac. 144 lots. PUD. Preliminary subdivision plat pending approval.

Road Construction Plans

1. The Marshes at Cooper River (Cainhoy) TMS# 2670000004, 005, 010, 050-057, 069 – 34.6 ac. 128 lots. PUD. Road construction plans under review.
2. Grand Oaks Phases 7A, 7B, 9A (West Ashley) TMS# 3010000697 – 69.3 ac. 144 lots. PUD. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.